

2/1/10 - Monday, February 1, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of February 1, 2010

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Klinkhammer, Larson, Pearson, Seymour, Hibbard

Staff Present: Messrs. Tufte, Ivory, Genskow, Noel

The meeting was chaired by Mr. Kayser.

**1. REZONING (Z-1463-10) “ TR-1A to R-3P and C-3P, Prairie Park;
PRELIMINARY CONDO PLAT (P-2-10) “ Prairie Park; and
SITE PLAN (SP-1001) “ Phase 1, Prairie Park**

Mr. Tufte reported that the applicant, Jim Rooney (Rooney Properties), has requested his item be postponed until the next meeting in February. The development proposal is to rezone property from Temporary R-1A to C-3P and R-3P, to adopt the General Development Plan for the Prairie Park development, and to approve the Phase 1 site plan and preliminary condo plat for the project. The location of the proposal is on the west side of Hwy. 53, ¼ mile south of I-94. Staff received a letter in opposition from the Town of Washington.

Doug Reece, 615 Summer Street, stated the City should develop a long-range development plan for the land along U.S. Hwy. 53, south of I-94. He thought new development should be compact and City services spending should be kept in mind.

Mr. FitzGerald moved to recommend postponing the item until the next meeting in February. Mr. Klinkhammer seconded and the motion carried.

2. REZONING (Z-1464-10) “ Sign Code Amendment, Temporary Signs

Mr. Ivory presented a City Attorney request to amend Chapter 16.16, On-premise Sign Code for temporary signs standards. Proposed changes would eliminate the 15-day requirement for campaign signs to be erected before an election and their size to be 12 square feet instead of 11. Other changes are for real estate signs to be removed within 10 days from a closing and for their size to also be allowed at 12 square feet. Several minor changes to setbacks were also noted for various temporary signs.

Commissioners had questions on election periods and sign violation enforcement. They thought sending notice to real estate companies on sign regulations was a good>

No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the item. Mr. Seymour seconded and the motion carried.

3. DISCUSSION/DIRECTION

A. Code Compliance Items

None.

B. Future Agenda Items

Commissioners discussed sub-area land use planning for the area along U.S. Hwy. 53, south of I-94.

Mr. Tufte stated the Comprehensive Plan contains policy statements to address sustainable growth in expanding areas of the City. The City has also worked on several sub-area plans to date and could do the same with this area in the future.

4. MINUTES

The minutes of the meeting of January 18, 2010, were approved.

Joseph Seymour
Secretary